030.0	0001	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,050,800	/	1,050,800
USE VALUE:	1,050,800	/	1,050,800
ASSESSED:	1,050,800	/	1,050,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57	-59	FOSTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCCABE MICHAEL F & SANDRA L
Owner 2:	TRS/ 57-59 FOSTER ST NOMINEE
Owner 3:	TRUST
Street 1:	59 FOSTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MC CABE MICHAEL F--ETAL -
Owner 2:	MC CABE SANDRA L -
Street 1:	57-59 FOSTER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .123 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2983 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5347.000	581,800	4,700	464,300	1,050,800
Total Card	0.123	581,800	4,700	464,300	1,050,800
Total Parcel	0.123	581,800	4,700	464,300	1,050,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 352.29 /Parcel: 352.29

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 20514

GIS Ref

GIS Ref

Insp Date 09/15/17

!2475!

PREVIOUS ASSESSMENT

Parcel ID 030.0-0001-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	581,800	4700	5,347.	464,300	1,050,800		Year end	12/23/2021
2021	104	FV	555,200	4700	5,347.	464,300	1,024,200		Year End Roll	12/10/2020
2020	104	FV	555,400	4700	5,347.	464,300	1,024,400	1,024,400	Year End Roll	12/18/2019
2019	104	FV	410,100	4700	5,347.	493,300	908,100	908,100	Year End Roll	1/3/2019
2018	104	FV	409,000	4700	5,347.	359,900	773,600	773,600	Year End Roll	12/20/2017
2017	104	FV	383,300	4700	5,347.	313,400	701,400	701,400	Year End Roll	1/3/2017
2016	104	FV	383,300	4700	5,347.	267,000	655,000	655,000	Year End	1/4/2016
2015	104	FV	341,000	4700	5,347.	261,200	606,900	606,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:33:34

LAST REV

Date	Time
07/25/18	11:05:58
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2475

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC CABE MICHAEL	71155-219	1	6/14/2018	Convenience	1	No	No		
	14366-555		7/1/1981		40,000	No	No		A

USER DEFINED

Prior Id # 1:	20514
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/18/2011	889	Re-Roof	9,900					

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2017	MEAS&NOTICE	HS	Hanne S
1/24/2009	Meas/Inspect	197	PATRIOT
4/22/2000	Inspected	263	PATRIOT
2/28/2000	Measured	264	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5347		Sq. Ft.	Site		0	80.	1.09	1									464,329						464,300	

Total AC/HA:	0.12275	Total SF/SM:	5347	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	464,329	Spl Credit		Total:	464,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	1 - Drywall	30	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.03688276
Const Adj.:	0.97709113
Adj $ / SQ:	182.363
Other Features:	115800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	714710
Depreciation:	132936
Depreciated Total:	581774

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	6	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

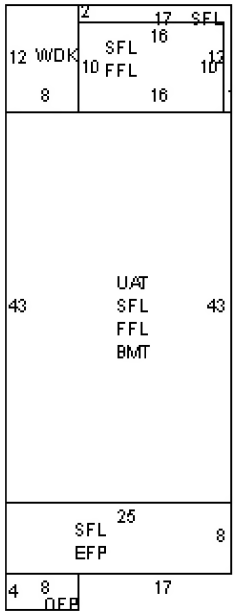
No Unit	RMS	BRS	FL
1	5	2	
1	9	4	
Totals			
2	14	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	182.36
Special Features:	0	Val/Su Net:	132.65
Final Total:	581800	Val/Su SzAd	214.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,479	182.360	269,715
FFL	First Floor	1,235	182.360	225,219
BMT	Basement	1,075	54.710	58,812
UAT	Upper Attic	269	127.650	34,307
EFP	Enclos Porch	200	39.900	7,980
WDK	Deck	96	15.630	1,501
OFP	Open Porch	32	42.990	1,376
	Net Sketched Area:	4,386	Total:	598,910
Size Ad	2714	Gross Area	5192	FinArea 2983

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 030.0-0001-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1923	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700